

Build-Out Analysis for the Original CPAM Area

Estimated Totals: Combined UBR/UF & Suburban Policy Area

Maximum Build-Out Under:	Housing Units	Population*	Students*	Anticipated Total Capital Costs
Current Planned Land Use	4,608	14,423	3,825	\$215,741,952
Planning Commission Recommendation**	33,821	89,289	18,780	\$1,127,383,642
BOS Direction: October 3, 2006***	26,698	69,733	14,472	\$872,195,321
BOS Direction: October 17, 2006****	27,524	72,116	15,045	\$905,333,251

**Population and students are calculated based on all residential units being occupied. Typically less than 100% of units are occupied at any given time. For instance, a typical vacancy rate for SFD and SFA units is 5%.*

***Assumes maximum density.*

****Assumes Planning Commission proposed densities north of Rt. 620 (Braddock Road) and current planned land use south of Rt. 620.*

*****Assumes Planning Commission proposed densities east of Lenah Collector and current planned land use west of Lenah Collector.*

Scenarios

Current Planned Land Use Scenario

- Densities based on existing zoning patterns (predominantly 1 dwelling unit/acre or 1 dwelling unit/3 acres), as adopted in the Revised 1993 Zoning Ordinance, January 2003.
- Density calculations were based on the parcel's primary zoning district.
- No units possible in Suburban Policy Area due to current planned Industrial land use

Planning Commission Scenario

- New units determined based on Land Use Pattern Map, Revised July 13, 2006
- Areas delineated as 4 dwelling units per acre, including the stepping down of densities to the west¹ was evaluated based on 4.0 dwelling units per acre, which represents the July 6, 2006 Planning Commission recommendation.

¹ Draft policy 4, p. 8-6 as recommended by the Planning Commission on July 6, 2006 calls for low densities, residential clusters, passive open space or active outdoor recreation facilities adjacent to the Rural Policy Area, north

- Higher densities north of Route 50 adjacent to the Suburban Policy Area were calculated at 16 dwelling units per acre consistent with densities permitted in areas planned for Business uses, which are proposed to the east.
- Higher densities south of Route 50 and around the Lenah Connector/Route 50 intersection were calculated at 10 dwelling units per acre.
- Lower densities calculated at 1 dwelling unit per acre

October 3, 2006 Scenario:

- Planning Commission recommendation north of Rt. 620 (Braddock Road) and current planned land use/current potential south of Rt. 620.
- Of the 26,698 units shown in the table above, 25,774 units would be north of Braddock Road and 924 units would be south of Braddock Road.

October 17, 2006 Scenario:

- Planning Commission recommendation east of Lenah Collector and current planned land use west of Lenah Collector.
- Of the 27,524 units shown in the table above, 25,940 units would be east of Lenah Collector and 1,584 units would be west of Lenah Collector.

The mix of unit types for the development scenarios used to determine population, students, and capital costs were determined based on 100% single-family detached units for the Planned Land Use Scenario and 100% single-family detached units for the 1 dwelling unit per acre areas. The unit type mixes for current development in the Dulles Community (48% single-family detached, 38% single-family attached, and 14% multi-family)² were used for those areas outside of high density and 1 dwelling unit per acre areas. A 50/50 mix of single-family attached and multi-family units was used for high density areas (10 dwelling units per acre and 16 dwelling units per acre areas).

of Route 50 to establish a transition or greenbelt. This policy does not impact the overall density on the parcel; therefore, parcels within this area were evaluated based on 4.00 dwelling units per acre.

² Source: 2004 Loudoun County Annual Growth Summary